

The Westfield Washington Township Board of Zoning Appeals met at 7:00 p.m. on Monday, September 17, 2007 at Westfield Town Hall. Members present included Martin Raines, Bill Sanders (7:01), Cindy Spoljaric and Craig Wood. Also present were Kevin Todd, Greg Anderson, and Town Attorney, Brian Zaiger.

### **APPROVAL OF MINUTES**

Spoljaric moved to approve the August 20, 2007 minutes as presented.

Raines seconded, and the motion passed by voice vote.

Sanders arrived at 7:01.

Wood reviewed the Public Hearing Rules and Procedures.

### **NEW BUSINESS**

**0709-VS-26**                      **14839 Victory Court, Geoffrey Lisle** The Appellant is requesting a Variance of Standard from the Westfield-Washington Township Zoning Ordinance (WC 16.04.030, D6), to reduce the rear yard setback from 30 feet to 16 feet in the SF-2 District.

**0709-VS-27**                      **14839 Victory Court, Geoffrey Lisle**  
The Appellant is requesting a Variance of Standard from the Westfield-Washington Township Zoning Ordinance (WC 16.04.030, D6), to reduce the side yard setback from 12 feet to 10 feet in the SF-2 District.

Todd reminded the petitioner of their right to continue their requests to next month when the full board may be present.

Mr. Geoffrey Lisle presented the details of the variance of standard requests, which are to reduce side and rear setbacks in order to build a detached garage with a screened-in porch.

Sanders asked about plans for the existing attached garage.

Lisle stated that it would still be used as a two-car garage.

Sanders asked about plans for the proposed detached garage.

Lisle stated that it would be used for an additional car in the future.

Sanders asked if the exterior building materials would match the existing house.

Lisle responded that the building materials would match the existing house.

Spoljaric asked if the homeowner's association was notified of the variance requests and what their response was.

Lisle responded that the HOA was notified and expressed no concerns with the variances being requested.

A Public Hearing opened at 7:13 p.m.

No one spoke, and the Public Hearing closed at 7:14 p.m.

Sanders moved to approve 0709-VS-026 and 0709-VS-027 with the following conditions:

1. That no further encroachment of or reduction of the amended rear yard setback occur; and,
2. That no further encroachment of or reduction of the amended side yard setback occur.

Raines seconded, and the motion passed 4-0.

Sanders moved to adopt the staff's findings of fact as amended.

Spoljaric seconded, and the motion passed by voice vote.

**0709-VS-28**  
**PUBLIC HEARING**

**110 South Union Street, James Anderson**

The Appellant is requesting a Variance of Standard from the Westfield-Washington Township Zoning Ordinance (WC 16.08.010, H1), to increase the maximum sign area of a projecting sign from 16 square feet per face to 24 square feet per face.

Todd reminded the petitioner of their right to continue their request to next month when the full board may be present.

Mr. Jim Anderson presented the details of the variance of standard request. He offered to terminate the variance after five (5) years or after the utility lines along the street are buried, whichever occurs first. Anderson also expressed the desire to install a one (1) square foot placard denoting the history of the structure.

Wood asked if the plans were to replace the face of the existing sign or to replace with a new sign design.

Anderson responded that the intent is to replace existing panels with Keltie's logo, including the words "of Westfield."

Todd stated that the "of Westfield" is not a requirement.

Anderson further stated that he is of the opinion that there is not a safety issue with the sign.

Sanders asked if the professional sign company installing the sign could provide a letter to the Town stating the sign was safe.

Todd stated this would satisfy the concerns stated in the staff report.

Anderson agreed to provide the letter.

Anderson asked for approval to put the historical placard on the side of the building.

Todd stated that a permit or additional approval would not be required for the placard.

A Public Hearing opened at 7:30 p.m.

Ms. Melody Sweat spoke in favor of approval of the variance and the five-year sunset clause.

The Public Hearing closed at 7:35 p.m.

Sanders moved to approve 0709-VS-28 with the following conditions:

1. That no additional signage, beyond what is currently allowed by the sign standards, be permitted, exclusive of any historical markers;
2. That prior to the issuance of a sign permit, a letter from a professional sign company be submitted to staff that indicates satisfactory structural integrity of the existing sign structure and satisfactory operating condition of the electrical component of the sign;
3. That this variance is granted for a five-year term; and,
4. That this variance would allow for the replacement of the panels of a pre-existing sign, and that it would not increase the size, dimension, or lighting intensity than that of the previous sign.

Spoljaric seconded, and the motion passed unanimously.

Sanders moved to adopt the staff's finding of fact as amended.

Raines seconded, and the motion passed by voice vote.

The meeting adjourned at 7:40 p.m.

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Chairman

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Secretary